



47 Eastmoor Road, Newport. NP19 4NY

£240,000

Tenure Freehold

- NO CHAIN
- STUNNING SEMI-DETACHED BUNGALOW
- IMMACULATE & BEAUTIFULLY PRESENTED THROUGHOUT
- 3 BEDROOMS
- DRIVEWAY & GARAGE

- POPULAR & CONVENIENT EAST SIDE LOCATION
- UPVC DOUBLE GLAZING & GAS COMBI BOILER
- CLOSE TO ALL AMENITIES, SCHOOLS & MAIN BUS ROUTES
- 10 MINUTES WALK TO THE POPULAR

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Situated on the popular & convenient East Side of Newport is this stunning three bedroom semi detached bungalow, offering spacious family accommodation and modernised to a very high standard.

The property is located within walking distance to all local amenities, popular primary & secondary schools, supermarkets, shopping at Newport Retail Park & the Southern Distributor Road providing quick easy access to junctions 24 & 28 of the M4.

Offering well planned living accommodation briefly comprising;

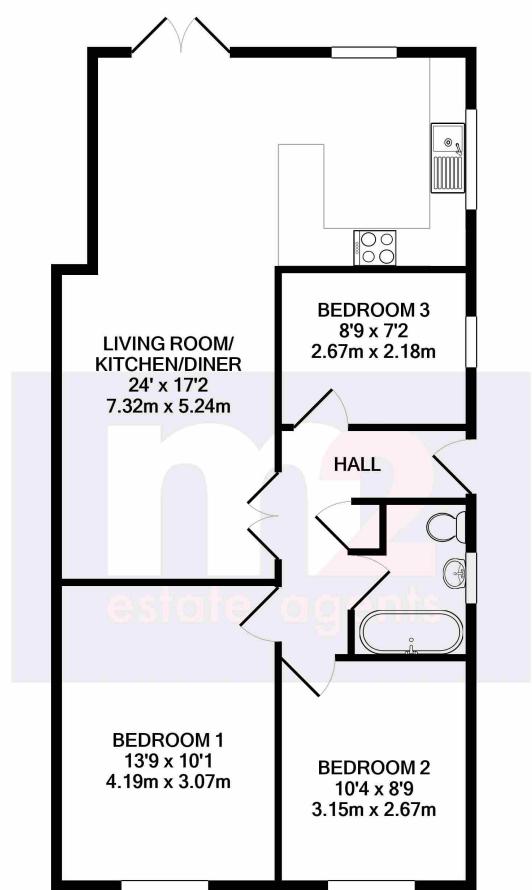
Entrance Hallway providing access into the three bedrooms, bathroom and beautiful double doors take you into the open-plan lounge & kitchen diner. All three bedrooms are a great size, two being good doubles and the third being a good size single. The impressive family bathroom has been tiled from floor to ceiling with a contemporary fitted suite. The relaxing lounge opens up into the stunning kitchen diner with a large picture window and french doors that overlook the rear garden. The kitchen diner has been tastefully designed with solid wood worktops and soft-closing units, along with a large breakfast bar, making it perfect for socialising with friends and family.

Outside, the property boasts a large plot with extensive parking to the front, provided by the long driveway. The front garden is predominantly lawn with mature plants, trees and shrubs. At the rear of the property there is a beautiful enclosed garden with artificial lawns, decorative stones and a patio seating area. To the side of this versatile family home there is additional garden and a pedestrian gate providing side access into the rear garden from the driveway. There is also a detached garage at the rear of the property, currently being used as a storage area.

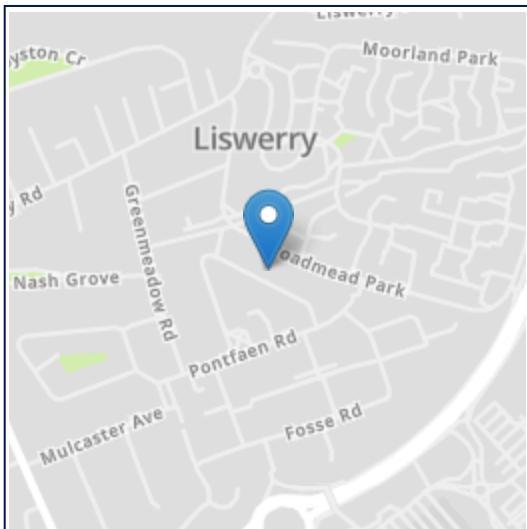
The property further benefits from having gas central heating via a combination boiler and UPVC double glazing throughout. Viewing is highly recommend by the agents to fully appreciate this fantastic property.

Services:

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		87
(69 to 80)	C		
(55 to 68)	D		66
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			EU Directive 2002/91/EC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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